

September 25, 2007

Chairman Himes called the meeting of the Tipp City Restoration and Architectural Board of Review to order on Thursday, August 28th, 2007 at 7:30 p.m. Other Board Members in attendance included: Sadie Gaster, Adam Blake, and Rodney Kidwell. Also in attendance were City Planner/Zoning Administrator Matthew Spring and Board Secretary Kimberly Patterson.

Chairman Himes stated that Mr. Bagi notified him that he would be absent. Chairman Himes **moved to excuse Mr. Joe Bagi from the meeting**, seconded by Mr. Blake. **Motion carried.** Ayes: Himes, Blake, Gaster, and Kidwell. Nays: None.

Mr. Blake **moved to excuse Mrs. Janine Wert; she did not notify anyone of her absence**, seconded by Mr. Kidwell. **Motion carried.** Ayes: Blake, Kidwell, and Gaster. Nays: Mr. Himes.

Citizens signing the register: Ray Jean, David Higham, Ron R. Re, Nick Hoover, Andrea Hoover, and Randy Lukes.

Minutes

Chairman Himes asked for discussion. There being none, Chairman Himes **moved to approve the August 28, 2007, as written**, seconded by Mr. Blake. **Motion carried.** Ayes: Himes, Blake, and Gaster. Nays: None. Mr. Kidwell abstained from the vote.

Citizens Comments Not on the Agenda

There was none.

Chairman Himes explained the guidelines and procedures for the meeting. He noted that once the Board made a decision the applicant/interested party had 10 days to file an appeal to the Board of Zoning Appeals. After the 10-day waiting period had expired, the applicant may file for the appropriate permits.

New Business

A. Ron Re – Veterans Memorial Park Committee for Donald and Billie Jackson – owners - 438 W. Main Street, Tipp City - Lot: Pt. IL 406, Pt. IL 407, Pt. IL 369, and a portion of an unnamed Inlot -The applicant requested Restoration Board approval for the painting of a "mural" on the western façade of the detached garage accessory structure located at 438 W. Main Street.

Present zoning district: R-2/RA- Urban Residential/Old Tippecanoe City Restoration and Historic District

Section(s): §154.052(l)(9)

Mr. Spring stated that the applicant requested Restoration Board approval for the painting of a "mural" on the western façade of the detached garage accessory structure located at 438 W. Main Street. The "mural" would present a depiction of a

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natural forest scene as a background for the Veterans Memorial Park, which abuts the property to the west.

Mr. Spring noted that the applicant had indicated that the "mural" "was meant to please the eye and try not to distract from the objective of the park." The mural would include numerous colors including shades of blue, green, as well as brown, black, gray and cream.

Mr. Spring noted the following about the request:

- Prior to the submission of the application for this request, there was discussion between staff and the property owner concerning the property's inclusion within the Restoration District Boundaries. In conjunction with an opinion promulgated by the City Law Director, it was the interpretation of the Zoning Administrator that the property was located within the Old Tippecanoe City Restoration and Architectural District. This decision was based upon a review of the existing and previous ordinances describing the boundaries of the Restoration District, the current Tipp City Zoning Map, as well as prior correspondence with the property ownership concerning the requirements of the District.
- The term "mural" was not defined by Tipp City Code or specifically mentioned in the Guidelines booklet.

Mr. Spring provided information regarding paint and color, per the Guidelines Booklet, to the Board Members in their staff reports for their review.

Mr. Spring also stated that if the Restoration Board approved the applicant's request, a Certificate of Appropriateness would be issued in accordance with code.

Mr. Re, 26 W. Dow Street, expressed that until the trees at the location were planted to obstruct the garage that a "mural" would make the area look nice and make the gazebo stand out. Mr. Re also mentioned that a lot of thought and money had gone into the Veteran's Memorial project built by both the City and the Citizens who have donated.

Board Members found the following: The mural would not cost the property owner anything and would be provided from the Veteran's Memorial Committee; Mrs. Riesser would be painting the mural.

Mr. Blake stated that the garage stood in stark contrast once the removal of the Marathon station was done. Once the landscaping had begun, some of the features of the Memorial Park were now in place; the garage really did stand out. Mr. Blake also stated that after conversations with Mr. Re and surrounding neighbors that the general consensus was that the mural would tone the garage down. Once the gazebo goes up it would lend as a nice backdrop, as Mr. Re stated, until the landscaping was

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mature enough to grow up around the garage. Mr. Blake was encouraged that the property owner was on board with the project.

Chairman Himes asked for further discussion. There being none Mr. Blake **moved to approve the application as submitted**, seconded by Mrs. Gaster. **Motion carried.** Ayes: Blake, Gaster, Bagi, and Himes. Nays: None.

B. Kelley Andary and Ray Jean, Proprietors – Urban Ava - 126 E. Main Street, Tipp City - Lot: Pt. IL 24 - The applicant requested Restoration Board approval for the placement of a ground sign for the business located at 126 E. Main Street.

Present zoning district: CC/RA- Community Center/Old Tippecanoe City Restoration and Historic District

Section(s): §154.052(l)(9)

Mr. Spring stated that the applicant requested Restoration Board approval for the placement of a ground sign for the business located at 126 E. Main Street.

The applicants had recently leased the structure located at 126 E. Main Street for the operation of *Urban Ava*, which was a gift shop and the former location of *Sue's Treasures*. The proposed ground sign would replace the previous *Sue's Treasures* ground sign located in the front yard area. The proposed sign was +/- 4.17 sq. ft. in total area, constructed of MDO (Medium Density Overlay) plywood and is +/- 30" wide and +/- 20" tall. The double sided sign would be painted ivory with red and brown lettering and a red stripe. The proposed sign would replace (utilize existing sign pole) an existing *Sue's Treasures* sign (2' x 3') previously approved by the Restoration Board on April 26, 2005.

Staff noted that per Section §154.100, the sign in question was within the parameters of the total allowable area for ground signage (50 sq. ft.) for general commerce in a non-residential zoning district.

Mr. Spring stated that per Section 154.052(l)(9) indicates that the Restoration & Architectural Board of Review shall review plans for signs.

Mr. Spring provided information regarding signs, per the Guidelines Booklet, to the Board Members in their staff reports for their review.

If the Restoration Board approved the applicant's request, a Certificate of Appropriateness would be issued in accordance with code. A sign permit had been applied for by the applicant and would be issued administratively upon approval of the Certificate of Appropriateness and payment of the corresponding permit fee.

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Mr. Ray Jean, part owner of Harrison's Restaurant, and owns a restaurant/gift shop in Bellbrook called Blueberry Café. Mr. Jean would like to apply the ~~same~~ gift shop concept with "Urban Ava" in downtown Tipp City.

Board Members found the following: Urban Ava would be a restaurant and gift shop; sign colors would be ivory with red and brown lettering and a red stripe. The proposed sign would replace (utilize existing sign pole) an existing *Sue's Treasures* sign (2' x 3') previously approved by the Restoration Board on April 26, 2005.

Chairman Himes was concerned that the type of font presented was not appropriate for 1880's and 1890's. Mr. Blake stated that he tries to follow the guidelines and leave creative expression to the property owners and that he felt comfortable with what was presented.

Chairman Himes asked for further discussion. There being none Mr. Kidwell **moved to approve application as submitted**, seconded by Mrs. Gaster. **Motion carried.** Ayes: Kidwell, Gaster, Himes, and Blake. Nays: None.

C. Nicholas and Andrea Hoover – Coldwater Café - 19 E. Main Street, Tipp City, OH 45371 (old Fifth/Third Bank location) - Lot: Pt. IL 26 and Inlot 43 - The applicant requested Restoration Board approval for the following renovations for the property located at 19 E. Main Street: the addition of three (3) awnings, the addition of exterior moldings, the addition of ironwork around the windows, the installation of two (2) gas lanterns, the replacement of two (2) windows, the covering of the existing brick façade with "Dryvit," the painting of the structure with the base color as "Bridgewater Tan" and the trim color as "Antique White," and the installation of a dumpster enclosure and landscaping elements at the rear ~~(south)~~ (north) of the structure.

Present zoning district: CC/RA- Community Center/Old Tippecanoe City Restoration and Historic District

Section(s): §154.052(L)

Mr. Spring stated that the applicant requested Restoration Board approval for the following renovations for the property located at 19 E. Main Street: the addition of three (3) awnings, the addition of exterior moldings, the addition of ironwork around the windows, the installation of two (2) gas lanterns, the replacement of two (2) windows, the covering of the existing brick façade with "Dryvit," the painting of the structure with the base color as "Bridgewater Tan" and the trim color as "Antique White," and the installation of a dumpster enclosure and landscaping elements at the rear (south) of the structure.

This request was proposed in conjunction with the relocation of the Coldwater Café from its current location at 35 E. Main Street to this new location which was where the old Fifth/Third Bank was previously located.

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Mr. Spring provided information regarding the following items per the Guidelines Booklet, to the Board Members in their staff reports for their review: Window replacement; Ornamentation; Awnings; Paint and color; Landscaping.

Mr. Spring noted the following regarding the case:

- If the Restoration Board approved the applicant's request, a Certificate of Appropriateness would be issued in accordance with code.
- If approved by the Restoration Board, the applicant would be required to seek Planning Board Site Plan approval prior to commencement of the proposed project.
- If approved by the Restoration Board and Planning Board, the applicant would be required to obtain an approved Zoning Compliance Permit prior to commencement of the proposed project.

Mr. Spring stated that if the Restoration Board approved the applicant's request, a Certificate of Appropriateness would be issued in accordance with code. Mr. Spring also noted that if approved by the Restoration Board, the applicant would be required to apply for a Zoning Compliance Permit prior to the placement of the fence.

Nicholas Hoover, 565 Stonecress Drive, Tipp City – Mr. Hoover stated that his designer was present to do a presentation of all of the proposed improvements.

David Higham, 2516 Shroyer Road, Dayton, Ohio – Stated his business had been in Architectural Design concepts for residential and commercial buildings for the past forty-one years.

Board members found the following: Mr. Hoover would address signage at a later date; Life expectancy of the dryvit was 20 years and water intrusion was its worst enemy but repairable; No changes would be done to the red brick at the west side of the building; The alley side of the building may have signage; The tree in front of the building was going to ~~be~~ taken before the Tree Board for removal.

Mr. Blake stated that as a passionate preservationist, whom had invested heavily in the community, he appreciated the Board's attempts to follow the Guidelines to the letter. The Guidelines that were based on the Secretary of Interiors Guidelines for Historic Preservation that were drafted in 1978. Mr. Blake stated that the challenge to the Board in 2007 had a lot to do with technology and the ability of entrepreneurship in this country and other places in the world to develop products that do not fit the original materials that were used to build and dress the structures. Mr. Blake also stated that having studied these technologies quite a bit, we come across things like polyurethane molding, cementitious lap-board siding, that were not even addressed in our Guidelines. Mr. Blake said it was a pet peeve of his and it's not like they could revise the Guidelines every time a new product hits the market. He said he was very aware of these products and very supportive of them because of the literature that he had read about

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their durability and the ability to exactly emulate what was originally there. Mr. Blake noted that for that reason he had no problems with the vision for the front of the building and was very encouraged by the designer's ability to emulate to the original design of the structure. Mr. Blake mentioned that he had toured the inside of the building extensively and what he found was that when the major renovation was done back in the 1970's, those columns were removed and steel I-beams were put in between the first and second floor and there was no going back to what the building originally was. Mr. Blake said so in our minds we try to think how do we as a Restoration Board deal with the restoration concept of this building and he thought that if they gave a little they get a little. And what they were getting was a beautiful emulation of the architectural details of the original structure and what they were giving up in return was letting a designer and a property owner do their thing to bring their vision about and that the bigger picture would be an excellent addition to the economic center of our community which was downtown. Mr. Blake thought that it would bring people and prosperity to downtown and that he just thought that this was a huge positive all the way around. Mr. Blake said that no matter what issues that he may have with the smaller parts of the project, he was taking the grand picture in mind. He thought that it would do the community well to approve this vision and this renovation to the front of the building.

Board Members took action on the following items individually.

AWNINGS - APPROVED AS PRESENTED

The three (3) proposed awnings would be positioned over the existing three (3) 1st floor windows. The existing lighting would be used (which was located directly behind the awnings). The awnings would be constructed of black canvas, with the rib support structure underneath the canvas.

Chairman Himes asked for further discussion. There being none Mr. Kidwell **moved to approve application as presented**, seconded by Mrs. Gaster. **Motion carried.** Ayes: Kidwell, Gaster, Blake, and Himes. Nays: None.

ALCOVE – APPROVED AS PRESENTED

A two foot (2') deep alcove would be inserted on the west side of the front entrance doors. The alcove would have shell molding with motif, color to match the molding (antique white).

Chairman Himes asked for further discussion. There being none Mr. Blake **moved to approve application as presented**, seconded by Mr. Kidwell. **Motion carried.** Ayes: Blake, Kidwell, Gaster, and Himes. Nays: None.

MOLDINGS – APPROVED AS PRESENTED

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Moldings would be added about the primary front door, along both sides of the building and between the first and second floors. The molding would be constructed of a urethane material and be an antique white.

Chairman Himes asked for further discussion. There being none Mr. Blake **moved to approve application as presented**, seconded by Mrs. Gaster. **Motion carried.** Ayes: Blake, Gaster, Himes, and Kidwell. Nays: None.

IRON WORK – APPROVED AS PRESENTED

Decorative iron grating is to be placed in front of the three (3) first floor windows (black wrought iron). The iron grating would be placed over the existing planters.

Chairman Himes asked for further discussion. There being none Mr. Kidwell **moved to approve application as presented**, seconded by Mr. Blake. **Motion carried.** Ayes: Kidwell, Blake, Himes, and Gaster. Nays: None.

GAS LANTERNS – APPROVED AS PRESENTED

Two (2) gas lanterns would be placed on either side of the primary entrance door on E. Main Street. The gas lanterns would be copper material with glass face plates and flush mounted.

Chairman Himes asked for further discussion. There being none Mrs. Gaster **moved to approve application as presented**, seconded by Mr. Kidwell. **Motion carried.** Ayes: Gaster, Kidwell, Blake, and Himes. Nays: None.

WINDOW REPLACEMENT – APPROVED AS PRESENTED

Replacement of the two (2) 2nd floor western windows to match the existing two (2) adjacent eastern windows. The windows would be white vinyl framed.

Chairman Himes asked for further discussion. There being none Mr. Blake **moved to approve application as presented**, seconded by Mr. Kidwell. **Motion carried.** Ayes: Blake, Kidwell, Gaster, and Himes. Nays: None.

DRYVIT/EXTERIOR COLOR – APPROVED AS PRESENTED

The existing brick façade would be covered with Dryvit EFIS (Exterior Finish and Insulation System). Dryvit would be Bridgewater Tan as the base coat and Antique White for the trim (paint would be in the dryvit mix).

Chairman Himes asked for further discussion. There being none Mrs. Gaster **moved to approve application as presented**, seconded by Mr. Blake. **Motion carried.** Ayes: Gaster, Blake, Himes and Kidwell. Nays: None.

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DUMPSTER ENCLOSURE – APPROVED AS PRESENTED

Dumpster enclosure would be installed at the southeast corner of the off-street parking area. Dimensions were $\pm 12' \times 16'$ and 7' in height. The enclosure would have three (3) sides constructed of brick to match the northern façade of the building, with a corrugated 2-door steel gate on the fourth side for ingress/egress.

Chairman Himes asked for further discussion. There being none Mr. Kidwell **moved to approve application as presented**, seconded by Mr. Blake. **Motion carried.** Ayes: Kidwell, Blake, Himes, and Gaster. Nays: None.

EXTERIOR PARKING LOT LANDSCAPING – APPROVED AS PRESENTED

Modification of the landscaping for the off-street parking area was to include:

- 22 "Knock Out" Roses along the eastern property line
- 8 single stem Birch with three (3) planted at the northeast corner planting bed of the parking lot and five (5) planted at the northwest corner planting bed of the parking lot.
- 21 Fountain grass interspersed between the northeast and northwest planting beds
- 35 "Plum Puddin" Coral Bells interspersed between the northeast and northwest planting beds
- 5 columnar Hornbeam with three (3) planted at the southeast corner planting bed of the parking lot and two (2) planted at the southwest corner planting bed of the parking lot.
- 14 "Gem" Boxwood interspersed between the southeast and southwest planting beds
- 20 "Pardon Me" Daylily interspersed between the southeast and southwest planting

Chairman Himes asked for further discussion. There being none Mr. Blake **moved to approve application as presented**, seconded by Mrs. Gaster. **Motion carried.** Ayes: Blake, Gaster, Himes, and Kidwell. Nays: None.

Chairman Himes stated that he thought that the project would be a beautiful addition to downtown Tipp City.

Old Business

There was none.

Miscellaneous

Mr. Spring reminded the Board Members about the photographic expedition. Board Members agreed to meet on Saturday, October 13, 2007, at 10:00 a.m. at the Tipp City Government Center. Photographs of all of the properties in the Restoration District would be photographed. Mr. Spring stated that letters would be sent to all property owners and posted in the paper. Copies of the correspondence would be available for hand out while taking the inventory. Board Members present all confirmed that they

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were committed in attending.

Mr. Blake requested that Chairman Himes contact Mrs. Janine Wert to express the Board's desire in the fact that they need her participation and want her on the Board and want her help. Also to request at the very least that she contact Staff or Chairman prior to the meeting to let us know if she was unable to make the meetings or not.

Mr. Blake **moved that Chairman Himes make contact with Mrs. Wert this week**, seconded by Mr. Kidwell. **Motion carried.** Ayes: Blake, Kidwell, Gaster, and Himes. Nays: None.

Mrs. Patterson confirmed the attendances of the Board Members to attend the Boards and Commissions dinner for October 4, 2007.

Adjournment

Chairman Himes asked for further discussion or comments. There being none, Mr. Blake, **moved for adjournment**, seconded by Mr. Kidwell and unanimously approved. Meeting adjourned at 8:45 p.m.

ATTEST: _____
Mrs. Kimberly Patterson - Board Secretary

APPROVED: _____
Chairman Robert Himes